

025.A

0003

0042.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

962,100 / 962,100

962,100 / 962,100

962,100 / 962,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PATEL NEIL SUNIL	
Owner 2: SHETTY KEERTHI S	
Owner 3:	

Street 1: 42 TROWBRIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MARANTZ NORA L -

Owner 2: GAUDREAU LUKE F -

Street 1: 40-42 TROWBRIDGE ST UNIT 42

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Wood Shingle Exterior and 2382 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8288																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	958,400	3,700		962,100		318342
							GIS Ref
							GIS Ref
							Insp Date
							05/16/17

PREVIOUS ASSESSMENT								Parcel ID	025.A-0003-0042.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	944,000	3700	.		947,700	947,700	Year End Roll	12/18/2019
2019	102	FV	816,500	3700	.		820,200	820,200	Year End Roll	1/3/2019
2018	102	FV	722,100	3700	.		725,800	725,800	Year End Roll	12/20/2017

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARANTZ NORA L,	75252-87	2	7/30/2020		925,000	No	No		
LEVER SCOTT B &	68437-486		11/18/2016		751,000	No	No	Master Deed 68338:284	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
9/9/2020		SQ Mailed							JO	Jenny O				
5/16/2017		Measured							DGM	D Mann				
5/16/2017		NEW CONDO							DGM	D Mann				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

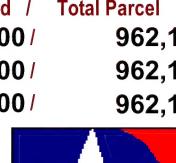
Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro


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 962,100 / 962,100
 962,100 / 962,100
 962,100 / 962,100

Prior Id # 1:	16529
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

